

**Department of
Conservation &
Development**

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**Contra
Costa
County**



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March 27, 2011

Linn Warren, Director
Department of Housing & Community Development
P.O. Box 952053
Sacramento, CA 94252-2053

Dear Mr. Warren:

Pursuant to California Government Code Section 65400, enclosed is Contra Costa County's Housing Element Progress Report. The report covers calendar year 2011.

This report is also being incorporated into the County's annual General Plan report and will be sent to the Office of Planning and Research as part of the General Plan report.

Please call me if you have any questions regarding this report (925674-7880).

Sincerely,

A handwritten signature in blue ink that reads "Kara Douglas".

Kara Douglas
Affordable Housing Program Manager

Enclosure

CC: Catherine Kutsuris, DCD Director
Aruna Bhat, Dep. Dir., DCD
Patrick Roche, DCD
Jamar Stamps, DCD



ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Reporting Period
Contra Costa County	Jan-11 - Dec-11

Table A

Annual Building Activity Report Summary - New Construction

Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information										Housing with Financial Assistance and/or Deed Restrictions			Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8		
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.		
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income			See Instructions	See Instructions			
(9) Total of Moderate and Above Moderate from Table A3									▶				
(10) Total by Income Table A/A3									▶				
(11) Total Extremely Low-Income Units*									▶				

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program it its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) Description of Activity Including Housing Element Program Reference
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity				0	
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of Infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	96				5	101	

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

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Jurisdiction Contra Costa County
Reporting Period Jan-11 - Dec-11

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.		2007	2008	2009	2010	2011	2012	2013		Total Units to Date (all years)	Total Remaining RHNA by Income Level	
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	1	87								88	727
	Non-deed restricted											
Low	Deed Restricted	15	19		9						43	555
	Non-deed restricted											
Moderate	Deed Restricted	138	69								207	367
	Non-deed restricted	30	83								113	
Above Moderate		462	337	109	219	101					1,228	180
Total RHNA by COG:												
Enter allocation number:		646	595	109	228	101					1,679	1,829
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

TABLE C
Housing Implementation Programs Summary – 2011

Name of Program	Program Goal	Key Five-year Objective(s)	Deadline in Housing Element	Status
Housing and Neighborhood Conservation				
1. Neighborhood Preservation Program	Improve the quality of existing housing & neighborhoods.	Disseminate information. Rehabilitate 40 units.	Ongoing	46 homes in the CDBG Urban County were rehabilitated.
2. HACCC Rental Rehabilitation Assistance	Improve the quality of the rental housing stock.	Disseminate information. Rehabilitate 15 units.	Ongoing	5 apartments in the CDBG Urban County were rehabilitated.
3. Public Housing Improvement	Maintain and improve the quality of the public housing stock.	Maintain and improve 608 public housing units.	Ongoing	Las Deltas, Vista del Camino, and Bayo Vista all received exterior upgrades.
4. Weatherization Program	Assist homeowners and renters with minor home repairs.	Assist 250 households.	Ongoing	2010 704 units weatherized 2011 925 units weatherized in County cities, towns, and communities
5. Code Enforcement	Maintain & improve the quality of existing housing & neighborhoods.	Continue to implement program.	Ongoing	Program is continuing with a 50% staff reduction: 1257 cases opened, and 1168 cases closed, approximately 87% residential
6. Rental Inspection	Identify blighted and deteriorated housing stock and ensure the rehabilitation of abatement of housing that does not comply with State and local building code.	Continue to implement program.	Ongoing	Program has been suspended due to budget cuts. Program will be complaint driven starting in 2012.
7. Redevelopment Replacement Housing	Provide replacement housing to lower- & moderate-income households.	Continue to facilitate the development of replacement housing as required.	Assess replacement obligations every 2-3 years	Habitat for Humanity constructed nine single-family homes in the El Rincon development in Bay Point.
8. Condominium Conversion Ordinance	Preserve the rental stock & protect apartment tenants.	Continue to enforce ordinance.	Ongoing	There were no condominium conversion requests in this reporting period
9. Preservation of Assisted Housing	Preserve the existing stock of affordable housing.	Monitor at-risk units. Participate in preservation of units. Conduct tenant education.	On-going	The County assisted in the preservation of Pinole Grove Sr housing in Pinole with a tax exempt bond issue of \$4.3 million and an allocation of \$700,000 in CDBG funds.
Housing Production				

Name of Program	Program Goal	Key Five-year Objective(s)	Deadline in Housing Element	Status
10. New Construction of Affordable Housing	Increase the supply of affordable housing.	Assist in the financing and development of 650 affordable units.	Ongoing	Habitat for Humanity East Bay is completing the construction of nine affordable units in Bay Point. The County has financed an additional 294 units in the cities.
11. Inclusionary Housing	Integrate affordable housing within market-rate developments.	Continue to implement ordinance.	Ongoing	In response to the Palmer decision, the County reduced the rental in-lieu fee to \$0. One application for for-sale housing would require 12 affd units.
12. Acquisition/ Rehabilitation	Improve existing housing and increase supply of affordable housing.	Assist in the acquisition and rehabilitation of 50 affordable units.	Ongoing	No new applications for HOME or CDBG funds were submitted in 2010 or 2011.
13. Second Units	Facilitate the development of second units.	Continue program implementation.	Ongoing	On 3/15/11, the B/S amended the 2 nd unit ordinance to facilitate approval of 2 nd unit applications.
Special Needs Housing				
14. Special Needs Housing	Increase the supply of special needs housing.	Provide financial and other incentives for the development of housing for special needs populations.	Ongoing	The County provided CDBG funds to rehabilitate Moraga House in Lafayette, which will house 3 adults with developmental disabilities. The County provided funds to the Health Services Department to develop "Synergy House", which will house 12 homeless adults who are recovering from substance abuse.
15. Accessible Housing	Increase the supply of accessible housing.	Require inclusion of accessible units in all new County-funded construction projects.	Ongoing	The County continues to require accessible units in all new construction projects that receive HOME or CDBG funding. Accessible units are included in rehabilitation projects when feasible.
15a. Reasonable Accommodation	Increase the supply of special needs and accessible housing.	Document County's reasonable accommodation activities as written procedures.	June 2011	On 7/26/11, the Board of Supervisors approved a land use permit for Bonita House to operate a adult residential care facility for 10 adults in Knightsen.
16. Contra Costa Interagency Council on Homelessness	Meet the housing & supportive services needs of the homeless	Support development of permanent supportive housing.	Ongoing	CCICH continues to support the development of permanent supportive housing.
Housing Affordability				
17. First-Time Homebuyer Opportunities	Provide additional homeownership opportunities.	Assist 50 low and moderate income first-time homebuyers.	Ongoing	The County provided 20 Neighborhood Stabilization Program loans to low, moderate, and middle income homebuyers.
18. Section 8 Rental Assistance	Assist very low-income households with rental payments.	Continue to provide Section 8 assistance. Apply for additional vouchers.	Prepare PHAP – Action Plan annually.	The Housing Authority continues to prepare its annual Action Plan and provide Section 8 housing vouchers.

Name of Program	Program Goal	Key Five-year Objective(s)	Deadline in Housing Element	Status
19. Home Sharing Program	Provide for home sharing opportunities.	Support appropriate agencies offering shared housing opportunities.	Ongoing	No new activities to report in 2010 or 2011.
19a. Extremely Low Income Housing	Promote development of housing affordable to extremely low income households.	Continue applying for funding that supports housing for extremely low income households. Promote funding assistance to profit and non-profit builders develop for extremely low income housing projects.	Ongoing	The County continues to provide funding preferences to developers who include units that are affordable to extremely-low income households.
Provision of Adequate Housing Sites				
20. Sites Inventory	Provide for adequate housing sites, including 'as-right development' sites for homeless facilities	Adopt revised zoning text. Maintain sites inventory.	June 2010 for zoning changes. Ongoing maintenance of site inventory.	The County uses Accela to track permits and development activity.
21. Mixed-Use Developments	Encourage mixed-use developments.	Pursuant to El Sobrante MAC's recommendation s, establish mixed use designations under the General Plan for sections San Pablo Dam Road and Applan Way in El Sobrante.	Ongoing	Downtown El Sobrante General Plan Amendment (County File: GP#02-0003) was approved June 28, 2011, which established mixed use designations along San Pablo Dam Road and Applan Way corridors. P-1 (Planned Unit) District zoning now in progress.
22. Density Bonus & Other Development Incentives	Support affordable housing development.	Offer density bonuses and other incentives for affordable housing.	Ongoing	The NOVE development in North Richmond is requesting a density bonus.
23. Infill Development	Facilitate infill development.	Identify small vacant multi-family lots with potential for lot consolidation.	Ongoing	GIS based land use inventory system has been developed to identify lots zoned for residential use that are suitable for lot consolidation to improve development footprint.

Name of Program	Program Goal	Key Five-year Objective(s)	Deadline in Housing Element	Status
23a. North Richmond Specific Plan	Prepare and process Specific Plan to convert a 100 (+/-) acre industrial area in North Richmond to new residential neighborhood with potentially 2100 new dwelling units.	Meet and coordinate plan preparation with stakeholders. Complete EIR under CEQA. Conduct public hearings. Board adoption.	December 2010	Anticipate release of draft plan in early 2012. However, as the plan depends on implementation through the County Redevelopment Agency, the plan's future prospects are inextricably linked to pending State Supreme Court decision about redevelopment. A determination is expected in January 2012.
Removal of Governmental Constraints				
24. Planned Unit District	Provide flexibility in design for residential projects.	Encourage rezoning to P-1 District in unincorporated areas, where appropriate. Consider elimination of 5-acre minimum parcel size.	Ongoing	
25. Planning Fees	Reduce the cost of development.	Offer fee deferrals, reduction, or waivers to developers of affordable housing.	Ongoing	The County began offering fee deferrals in December 2009 with a sunset date of December 31, 2011. No developers took advantage of the program will sunset.
26. Streamlining of Permit Processing	Expedite review of residential projects.	Consider only Zoning Administrator's review of projects with <100 units. Expedite permit processing.	Ongoing	

Name of Program	Program Goal	Key Five-year Objective(s)	Deadline in Housing Element	Status
27. Review of Zoning & Subdivision Ordinance	Ensure County regulations do not unnecessarily constrain housing development.	Revise Zoning Code to allow emergency homeless shelters by right, define transitional and supportive housing as residential uses, allow agricultural worker housing, and provide SRO development standards. Periodically review Planning and Zoning Code.	a) June 2010 b) Ongoing	County Counsel drafting ordinance
Equal Housing Opportunity				
28. Anti-Discrimination Program	Promote fair housing.	Support local non-profits offering fair housing counseling and legal services. Carry out AI recommendations.	Complete update to the AI by 2010 and ongoing provision of services.	The Analysis of Impediments to Fair Housing Choice was by the Board of Supervisors on 5/25/2010.
29. Residential Displacement Program	Limit number of households being displaced or relocated.	Continue to implement program.	Ongoing	The County strives to limit displacement or relocation.

